DOCHTER & ALEXANDER
RETAIL ADVISORS



4819 ST ELMO AVENUE

WOODMONT TRIANGLE | MD

Square Footage | 2,360 - 5,673 SF | **Frontage |** 24' 2" - 50' | **Timing |** Immediate | **Rent/Nets |** Negotiable | **A GREENHILL PROPERTY**

CONTACT

Matthew Alexander
202.489.3830 | matthew@dochalex.com

David Dochter
410.258.3627 | david@dochalex.com

Elena Alexander
301.300.7690 | elena@dochalex.com

HIGHLIGHTS

- **Flexible space sizing** with **parking** adjacent to the property
- Woodmont Triangle is a **vibrant mixed-use market** featuring top restaurants, major employers, high-density residential, a variety of grocers, and boutique fitness. Highlights include **Trader Joe's**, **Medium Rare**, the **NIH**, and **Marriott Global HQ**
- Substantial multifamily development nearby with **5,241 units** under construction or planned

NEARBY TENANTS

TRADER JOE'S · ala · SOULFIRE COLLECTIVE · MARRIOTT · MEDIUM RARE · Harris Teeter · orangetheory FITNESS

THE MARKET



WOODMONT TRIANGLE DEMOS	1 mile	3 miles	5 miles
Population	29,217	155,656	476,787
Households	14,456	64,622	200,689
Employees	41,428	107,028	260,447
Daytime Population	59,820	200,449	525,576
Average Household Income	$218,026	$249,248	$205,641
Food Away from Home	$113,320,259	$553,100,784	$1,453,985,675
Hotel Keys	1,605	2,436	5,658

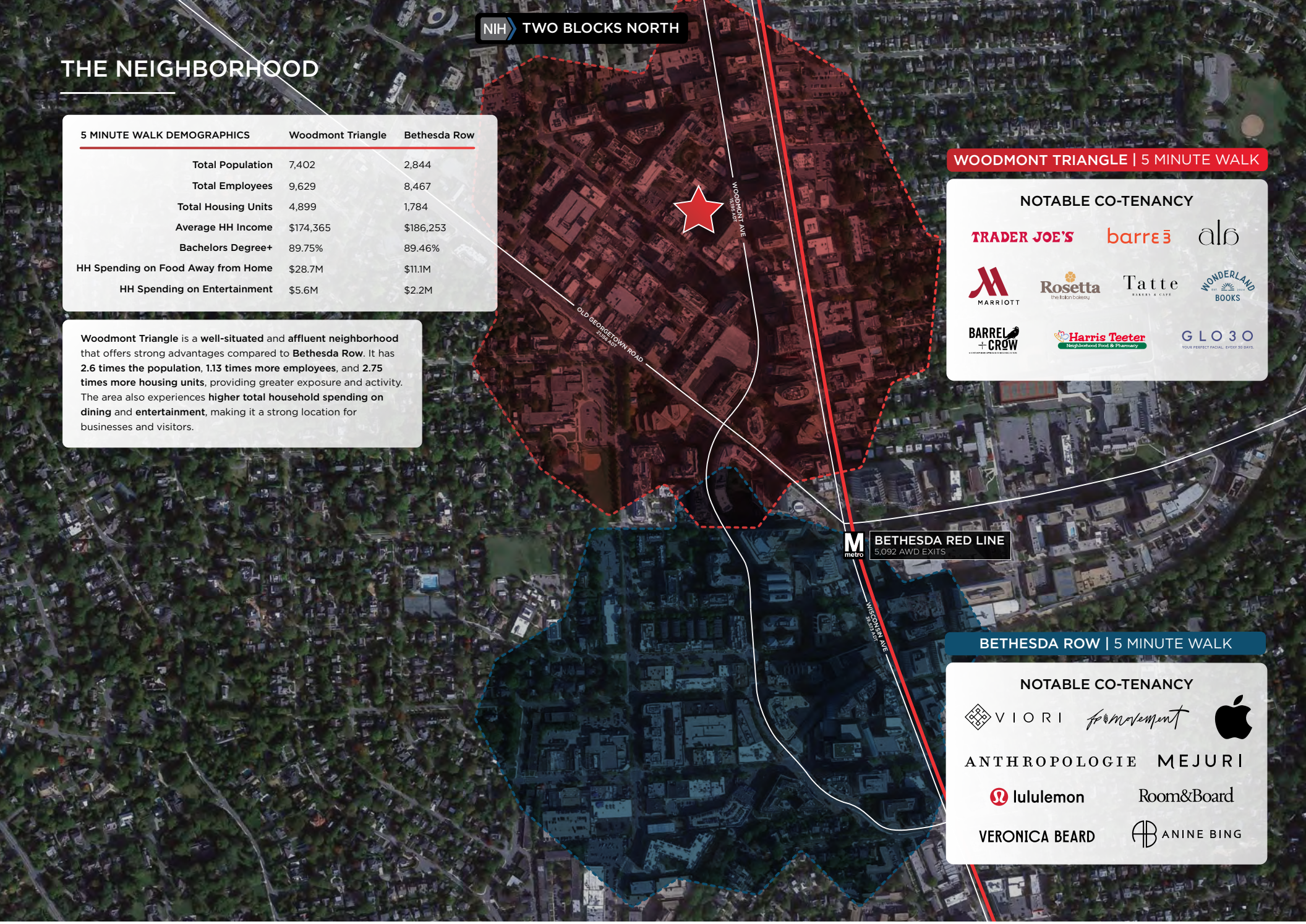
4819 St Elmo Ave
Woodmont Triangle, MD

DOCHTER & ALEXANDER
RETAIL ADVISORS

THE NEIGHBORHOOD

5 MINUTE WALK DEMOGRAPHICS	Woodmont Triangle	Bethesda Row
Total Population	7,402	2,844
Total Employees	9,629	8,467
Total Housing Units	4,899	1,784
Average HH Income	$174,365	$186,253
Bachelors Degree+	89.75%	89.46%
HH Spending on Food Away from Home	$28.7M	$11.1M
HH Spending on Entertainment	$5.6M	$2.2M

Woodmont Triangle is a **well-situated** and **affluent neighborhood** that offers strong advantages compared to **Bethesda Row**. It has **2.6 times the population**, **1.13 times more employees**, and **2.75 times more housing units**, providing greater exposure and activity. The area also experiences **higher total household spending on dining** and **entertainment**, making it a strong location for businesses and visitors.



WOODMONT TRIANGLE | 5 MINUTE WALK

NOTABLE CO-TENANCY

TRADER JOE'S, barre3, alo, MARRIOTT, Rosetta, Tatte, WONDERLAND BOOKS, BARREL + CROW, Harris Teeter, GLO30

BETHESDA ROW | 5 MINUTE WALK

NOTABLE CO-TENANCY

VIORI, fromovement, ANTHROPOLOGIE, MEJURI, lululemon, Room&Board, VERONICA BEARD, ANINE BING

4819 St Elmo Ave
Woodmont Triangle, MD

DOCHTER & ALEXANDER
RETAIL ADVISORS

DEVELOPMENTS

1. **4901 BATTERY LANE**
   399 RESI
2. **4861 BATTERY LANE**
   446 RESI
3. **4900 BATTERY LANE**
   1,530 RESI | 12,000 SF COMMERCIAL
4. **4820 AUBURN AVENUE**
   58 RESI | 2,800 SF COMMERCIAL
5. **4700 MAPLE AVENUE**
   235 RESI
6. **8008 WISCONSIN AVENUE**
   106 RESI | 5,793 SF RETAIL
7. **8000 WISCONSIN AVENUE**
   441 RESI
8. **8001 WISCONSIN AVENUE**
   350 RESI | 15,000 SF RETAIL
9. **4702 W VIRGINIA AVENUE**
   59 RESI
10. **7820 WISCONSIN AVENUE**
    450 RESI
11. **THE DAX**
    110 RESI
12. **7749 OLD GEORGETOWN ROAD**
    270 RESI | 6,000 SF
13. **4824 EDGEMOOR LANE**
    46 RESI | 65 KEYS
14. **4600 EAST-WEST HIGHWAY**
    420 RESI
15. **4405 EAST-WEST HIGHWAY**
    350 RESI | 12,000 SF COMMERCIAL
16. **4719 HAMPDEN LANE**
    250 RESI
17. **4540 MONTGOMERY AVENUE**
    590 RESI | 78,000 SF RETAIL
18. **7070 ARLINGTON ROAD**
    250 RESI | 14,000 SF RETAIL
19. **7201 WISCONSIN AVENUE**
    450 RESI | 5,000 SF RETAIL
20. **7155 WISCONSIN AVENUE**
    585 RESI | 35,305 SF COMMERCIAL
21. **7126 WISCONSIN AVENUE**
    335 RESI | 9,000 SF RETAIL

P 3,100+ PARKING SPACES

TOTALS

RESIDENTIAL UNITS	5,241
RETAIL SPACE	61,217 SF
COMMERCIAL SPACE	41,800 SF
OFFICE SPACE	330,000 SF

RECENTLY DELIVERED

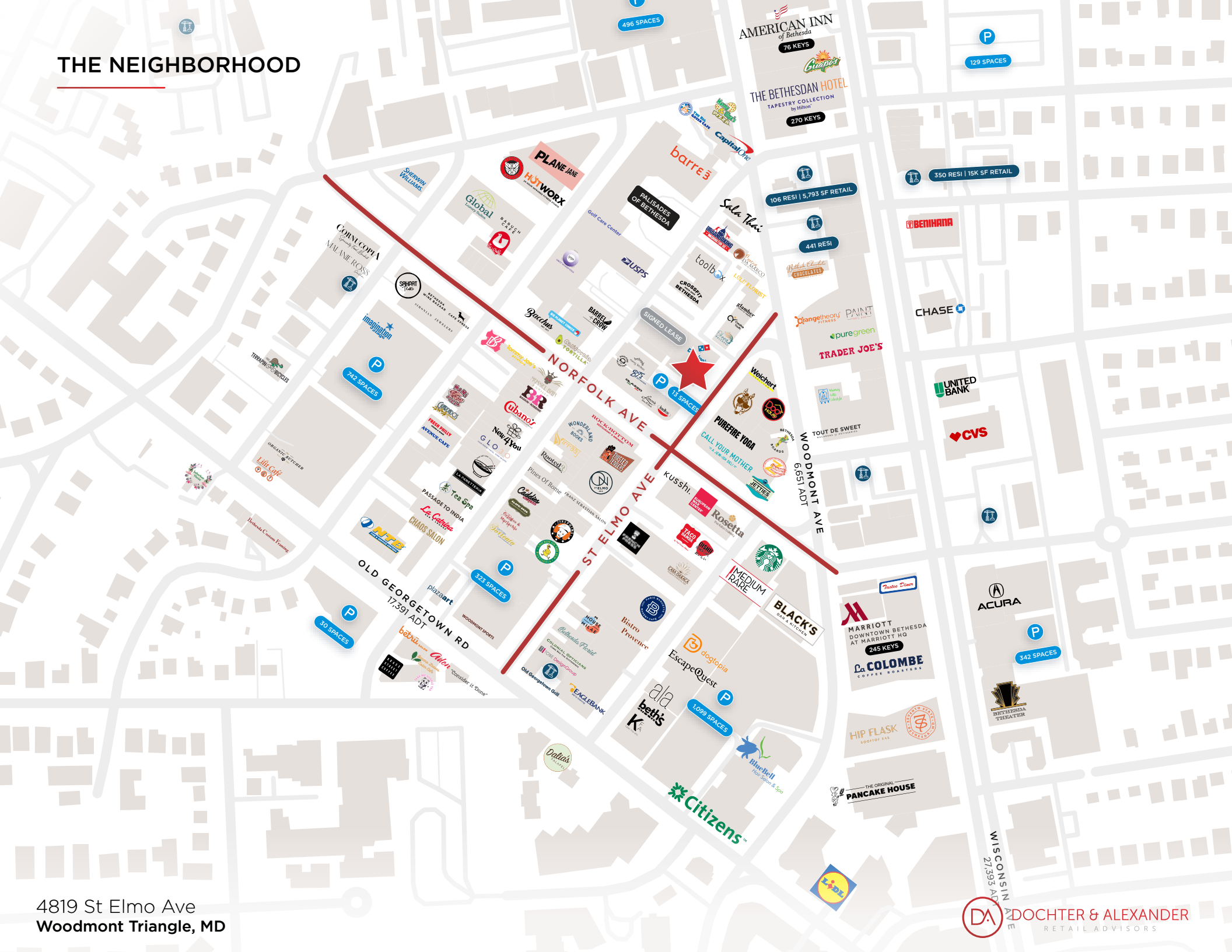
1. **AVOCET TOWER / AC HOTEL**
   400,000 SF OFFICE | 220 KEYS
2. **SOPHIA BETHESDA**
   276 RESI | 4,910 SF RETAIL
3. **CECIL**
   297 RESI
4. **SOLAIRE 7607**
   198 RESI | 1,700 SF RETAIL
5. **MARRIOTT HQ**
   785,000 OFFICE | 245 KEYS
6. **4909 AUBURN AVENUE**
   167 RESI | 6,328 SF RETAIL
7. **THE CHARLES**
   301 RESI | 3,296 SF RETAIL
8. **HAMPDEN HOUSE**
   366 RESI | 11,000 SF COMMERCIAL

BATTERY LANE 5,987 ADT
OLD GEORGETOWN RD 17,397 ADT
WOODMONT AVE 6,651 ADT
ARLINGTON RD 10,726 ADT
EAST-WEST HWY 10,597 ADT
WISCONSIN AVE 27,393 ADT
GEORGETOWN BRANCH TRAIL
BETHESDA

4819 St Elmo Ave
Woodmont Triangle, MD

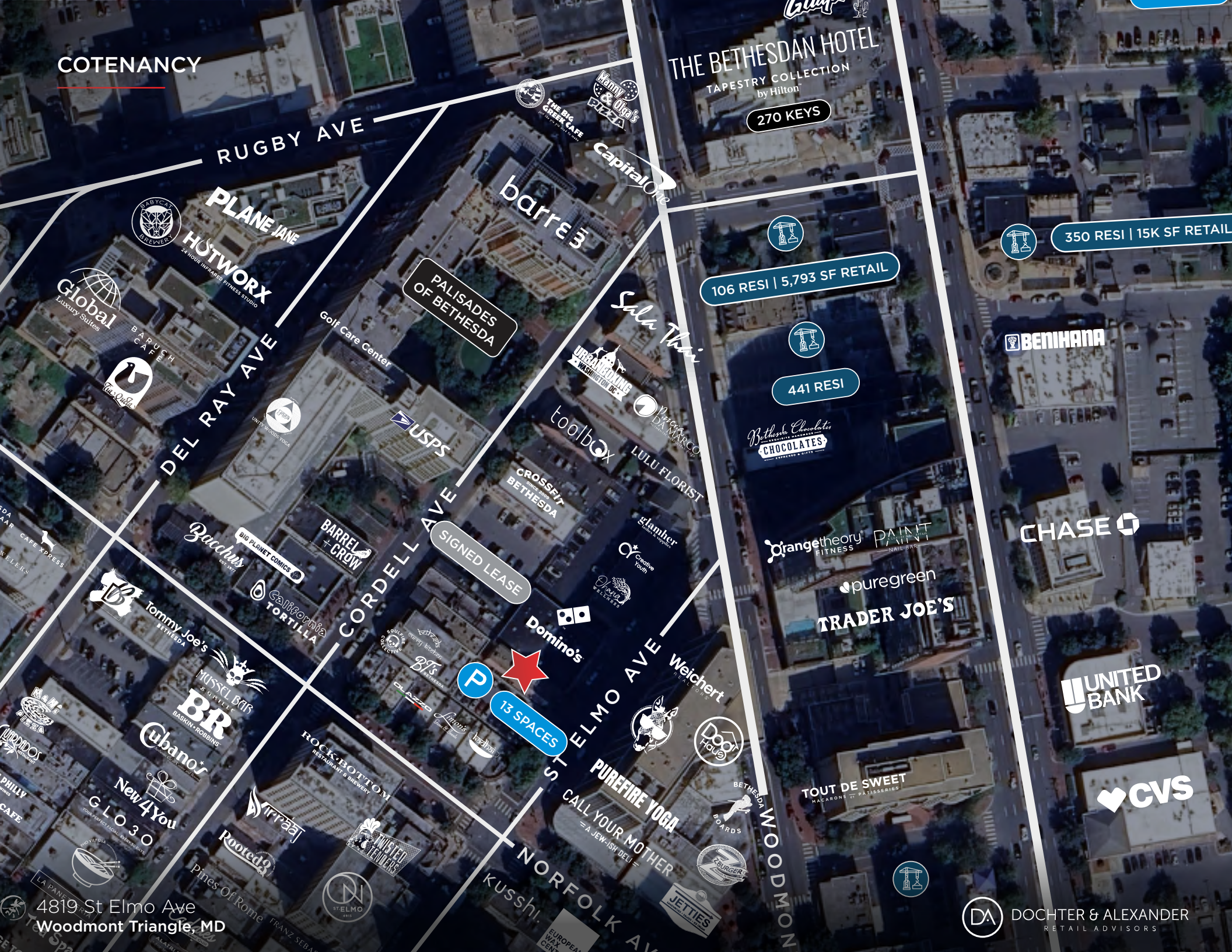
DOCHTER & ALEXANDER
RETAIL ADVISORS

THE NEIGHBORHOOD



4819 St Elmo Ave
Woodmont Triangle, MD

DOCHTER & ALEXANDER
RETAIL ADVISORS


COTENANCY
RUGBY AVE
DEL RAY AVE
CORDELL AVE
ST ELMO AVE
NORFOLK AVE
WOODMONT AVE
THE BETHESDAN HOTEL
TAPESTRY COLLECTION
by Hilton
270 KEYS
106 RESI | 5,793 SF RETAIL
441 RESI
350 RESI | 15K SF RETAIL
PALISADES OF BETHESDA
SIGNED LEASE
13 SPACES
Golf Care Center
Global Luxury Suites
PLANE JANE
HOTWORX
barre3
Sala Thai
toolbox
LULU FLORIST
CROSSFIT BETHESDA
Bacchus
BIG PLANET COMICS
BARREL + CROW
California TORTILLA
Tommy Joe's
Domino's
glamher
Creative Youth
Weichert
PUREFIRE YOGA
CALL YOUR MOTHER
TOUT DE SWEET
Dog House
BOARDS
ROCK BOTTOM
Rooted3
TWISTED TENDERS
Pines Of Rome
kusshi
JETTIES
Mussel Bar
BR
Cubano's
New4You
GLO30
Capital One
Mommy & Olga's Pizza
THE BIG GREEK CAFE
BENIHANA
CHASE
UNITED BANK
CVS
orangetheory FITNESS
PAINT
puregreen
TRADER JOE'S
Bethesda Chocolates
CHOCOLATES
4819 St Elmo Ave
Woodmont Triangle, MD
DOCHTER & ALEXANDER
RETAIL ADVISORS

FULL GROUND FLOOR SPACE

~50' OF FRONTAGE





ST ELMO AVENUE

SPECS

Square Footage | 5,673 SF
Frontage | 50'
Timing | Immediate
Rent/Nets | Negotiable

CONTACT

Matthew Alexander
202.489.3830
matthew@dochalex.com

David Dochter
410.258.3627
david@dochalex.com

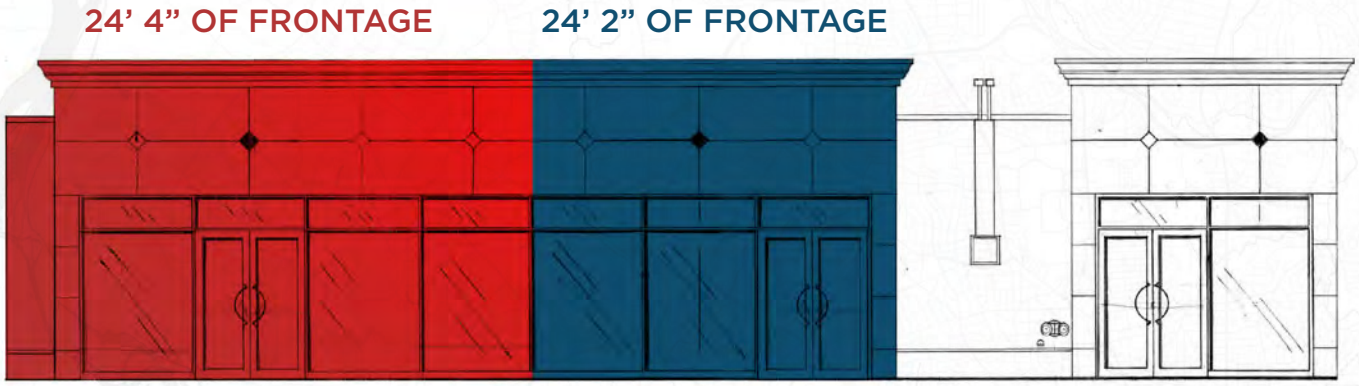
Elena Alexander
301.300.7690
elena@dochalex.com

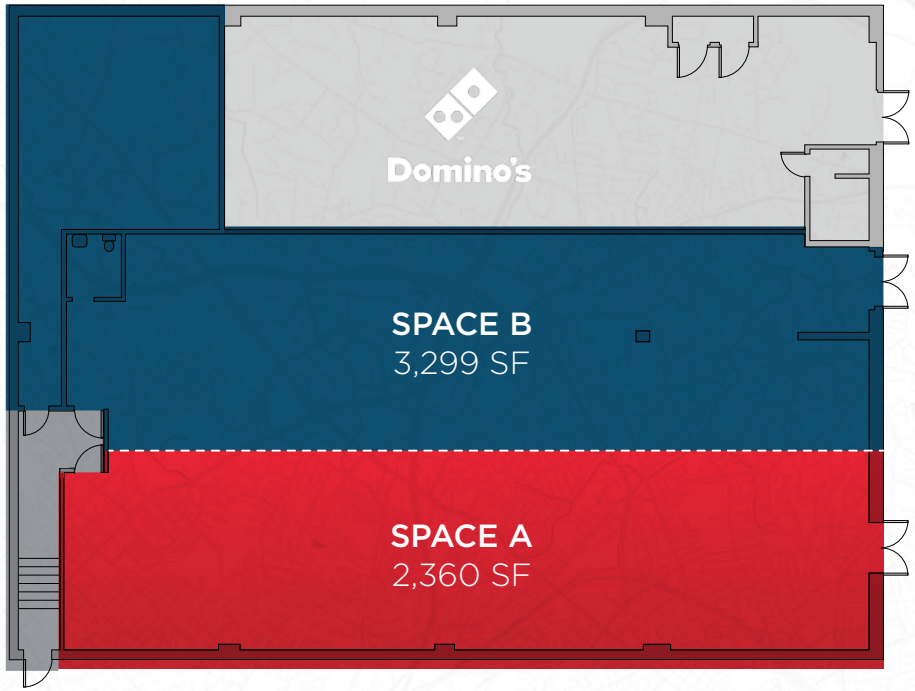
DOCHALEX.COM

4819 St Elmo Ave
Woodmont Triangle, MD

DOCHTER & ALEXANDER
RETAIL ADVISORS

SPLIT GROUND FLOOR OPTION





ST ELMO AVENUE

SPECS

SPACE A

Square Footage | 2,360 SF
Frontage | 24’ 4”
Timing | Immediate
Rent/Nets | Negotiable

SPACE B

Square Footage | 3,299 SF
Frontage | 24’ 2”
Timing | Immediate
Rent/Nets | Negotiable

CONTACT

Matthew Alexander
202.489.3830
matthew@dochalex.com

David Dochter
410.258.3627
david@dochalex.com

Elena Alexander
301.300.7690
elena@dochalex.com

DOCHALEX.COM

4819 St Elmo Ave
Woodmont Triangle, MD

DOCHTER & ALEXANDER
RETAIL ADVISORS







OFFICE TENANTS
NEARBY PROPERTY

MARRIOTT GLOBAL HQ

NIH National Institutes of Health

JBG SMITH

Booz | Allen | Hamilton

TOTAL EMPLOYEES
WITHIN 1 MILE

41,428

PARKING SPACES
NEARBY

3,100+

PIPELINE MULTIFAMILY UNITS
NEARBY DEVELOPMENTS

5,241

DEMOGRAPHICS*	1 Miles	3 Miles	5 Mile
Population	29,217	155,656	476,787
Daytime Population	59,820	200,449	525,576
Average Household Income	$218,026	$249,248	$205,641
Average Food Away from Home	$7,838.98	$8,559.02	$7,244.97
Hotel Keys	1,605	2,436	5,658

**2024 Data*

4819 St Elmo Ave
Woodmont Triangle, MD

DOCHTER & ALEXANDER
RETAIL ADVISORS